# **OPERATORS SELL** MORE OF VACANT LAND ON HEIGHTS

Ennis & Sinnott Dispose of Two Broadway Corners in Resales.

ESTATE ALSO A SELLER

Majority of Transactions Affect Small Holdings Widely Scattered.

orthwest corner of Broadway and 174th street, 127x161, to the Brandtco Realty Corporation. McDowell & Byrnes were the brokers. The same brokers resold the plot of six lots on the southwest corner of Broadway and 175th street to Joseph S. Ward, president of the Ward Coal Company. Tulley & Connelly, at-torneys, represented the buyer. The brokers were Arthur L. Shaw and Ed-ward Vogler.

# Estate Sells on West Side.

Le Roy C. Silver of S. Osgood Pell & Co. sold for Charles T. Harbeek and Alfred S. Brown as executors of the estate of Ella S. Flagg the three story building 45 West Forty-fifth street, 18.9x103.3. The purchasers will make extensive alterations in the property. Negotiations for a twenty year lease of the premises are pending.

A Group of Small Sales.

Edward S. Foley & Co., sold for George Jackson 208-210 West Seventeenth street, 38x119x irregular, a four story brick and stone apartments, held at \$50,000; also 239 West Thirteenth street, 20x100, a three story and basement brick dwelling, held at \$18,500, for May G. Boyle to Bruno Guenther; also 466 West Forty-third street, 20x100, a four story and basement brick and stone single apartments, held at \$20,000, for Arthur Roloff to R. A. Collins; also 240 West Twenty-second street, a three story and basement dwelling, 22,6x100, held at \$25,000, for Mary McDonald and Margaret M. Fitspatrick to David L. Diamond.

# Owned Nearly Half Century.

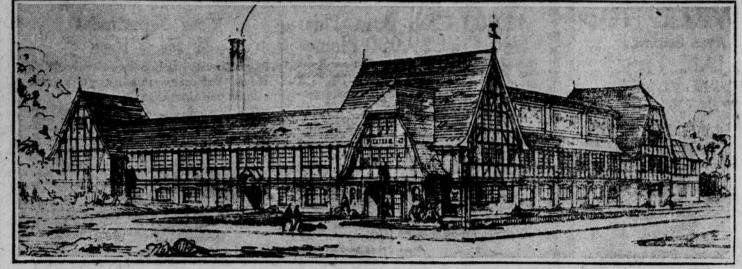
John J. and Theodore A. Kavanagh sold for Mrs. Eliza G. Morris 261 Madi-son avenue, a five story dwelling, 20x65. She has owned the property since 1877. Margaret Maher sold to the Burdee Realty Corporation the four story dwell-ing 66 West Ninety-sixth street, 20x 100.8.

Collins & Rowe sold for the Recony Corporation the three story dwelling and store at 225 Mott street to A. Proven-

Clarence E. Hutchinson sold the three story dwelling, 15x100, at 125 West 127th street for the Raveske estate.

Emanuel Simon sold for Cordt Brothers o Samuel Brody 1311 Third avenue, ortheast corner of Seventy-fifth street, the story flats and stores, 27.2x105. Mr. Simon was interested as broker in the ales for John Born to Oscar Rosenbaum of the northeast corner of Lexington, venue and Seventy-ninth street and to Geseph F. A. O'Donnell and Norman S. Blesenfeld of the northwest corner of tark avenue and Ninety-fifth street.

# BUILDING AND REALTY FIELDS SEES NO DECLINE IN PICTORIAL NEWS OF



Plant designed for the Latham Lithograph and Printing Company and to be erected at Woodside, Middleburgh and Barnett avenues,
Long Island City.

# BY REALTY BOARD

Classifies Members by Special

Negotiations for a twenty year lease of the premises are pending.

Resells Small Lofts.

Beatrice Oliner resold the seven story 10ft building, 9-11 East Sixteenth street, 50x92, to the Thirmy-first Street and Fourth Avenue Realty Corporation.

Niebrugge & Maxfield purchased for United Interests, Inc., 79 Grand street, between Greene and Wooster streets, and will have it overhauled for light manufacturing.

A Group of Small Sales.

Edward S. Foley & Co., sold for George Jackson 208-210 West Seventeenth street, 38x119x irregular, a four story brick and stone apartments, held at \$18,000; also-239 West Thirteenth street, 20x100, a three story and basement brick dwelling, held at \$18,500, for May G. Boyle to Bruno Guenther; also

The inspiration for the compiling of the handy little pamphlet arose from sheer necessity, Richard O. Chittick, executive secretary of the board, and all its department heads are being deluged constantly by requests for the names of brokers to serve specialized purposes. It was at first decided to prepare a classified list for the use of the staff members of the board to save their spending much time in answering telephone queries. The project was enlarged gradually until the scope comprised the mailing of the list with the board's "Diary and Manual" and its further distribution among others who might make use of it. It was also seen that through that instrument the board might throw in the way of its members business that ordinarily they might not obtain.

obtain.

The first list being in the nature of an experiment, it is not as minute or far reaching in its information as the board would like to have it—and it is the intention of Charles G. Edwards, president of the board, to have the list reissued periodically to include names of new members and provide an avenue for steady improvement.

steady improvement.
Copies of the "Blue List of Realtors" may be had by writing, telephoning or visiting the Real Estate Board's rooms,

# MORE FLATS TO RISE ON EASTERN PARKWAY

Other Parcels on Thoroughfare Are Sold.

Will Improve Old Flats.

Kernan & Cronce, Inc., sold for Robert
B. Chappotin 178-180 Avenue A, two
five story front and two four story rear,
cold water tenements and stores, 50x100.

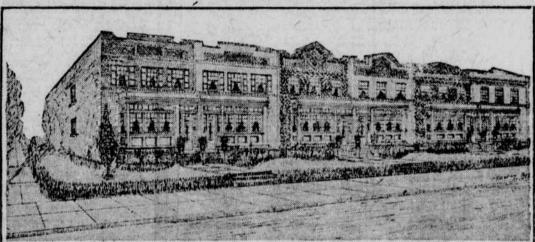
The purchaser will improve the property.
James H. Cruikshank resold to the
Pittham Realty & Holding Company,
Inc., 47 West Seventy-fifth street, a four
story dwelling, 20x102.2, through Harry
Gates of Sharp & Co.

Four Bronx Flats Sold.

A client of Samuel Bitterman has
purchased four four story apartments,
616 to 622 East 137th street, each
25x100.

Loumelster & Herrmann and Otto





# purchased four four story apartments, 616 to 622 East 137th street, each 25x100. Loumelster & Herrmann and Otto Lackmann sold the plot 50x86, on the eastern side of St. Ann's avenue, north of 149th street, for a taxpayer side. Duross Company sold 2135 Clinon avenue, five story apartments, 240th for Ann. Tire Burn. J. Clarence Davies, Inc., sold for Michael D. Schon to Edwin P. Hewitt 1344. Chisholm street, 25 feet south of Jennings street, a two story frame dwelling, 16.8x75. Harry H. Cohen sold for a client of Samuel Singer to the Cluett Building. Corporation the two story brick factory building, 1338 and 1840 Washington avenue, and the adjoining two story store and dwelling, 16.8x76. Mency Pierson & Co., Inc., sold the division of housing of the United States Department of Commerce. Henry Pierson & Co., Inc., sold the division of housing of the United States Department of Commerce. Henry L. Nielsen Offices leased for file, 754 and 758 Whitlock avenue, to be occupied by the buyer. M. Morgenthau, Jr., Company, Everett M. Seixas Company, Consoldated, a vasol dithe one story business building, 423-433 Fullon street, January, 17, Company, Everett Smith, president, purchased at Far Rock. Smith, president, purchased at Far Rock. Sawys, Sunset Hall, fronting 246 feet on Sanguel Singer to the Carbon for a gasoline shall support the control of years the southwest for Assentiation for the Herry Political Smith, president, purchased at Far Rock. Smith, president, purchased at Far Rock. Smith, president, purchased at Far Rock. Smys, Sunset Hall, fronting 246 feet on Sanguel Singer to the Charlest Smith, president, purchased at Far Rock. Smys, Sunset Hall, fronting 246 feet on Sanguel Singer to the Charlest Smith, president, purchased at Far Rock. Smys, Sunset Hall, fronting 246 feet on Sanguel Singer to the Charlest Smith, president, purchased at Far Rock. Smith, president, purchased at Far Rock. Smys, Sunset Hall, fronting 246 feet on Sanguel Singer to Provide Asserting the Charlest Smith, president, purchased at F

M. Seixas Company, Consolidated, have solid the one story business building, 421-433 Fulton street, Jamaica, 116,109, for A. Benjamin.

The Cedarburst Inn, Inc., Robert B. Station.

The Cedarburst Inn, Inc., Robert B. Station.

SALESMANSHIP COURSE for Company the house, from Margaret Size. Mr. Smith pruchased at Feebone Station.

SALESMANSHIP COURSE FOR WEST SIDE Y.M.C.A. Statement of the hand we find cities in which the other hand we mad cities in which the planting was inadequate, the forecast clearly their future, On the other hand we find cities in which the planting was inadequate, the forecast clearly their future, On the other hand we find cities in which the other hand we find cities in which the other hand we find cities for several clearly their future, On the other hand we find cities in which the other hand we find cities for several clearly their future, On the other hand we find cities for several clearly their future, On the other hand we find cities for several clearly their future, On the other hand we find cities in which the other hand we find cities for several clearly their future, On the other hand we find cities of the other hand we find cities in which the other hand we find cities for several clearly their future, On the other hand we find cities for the other hand we find cities in which the other hand we find cities for the future, On the other hand we find cities for the other hand we find cities for the other hand we find cities for the future, On the other hand we find cities of the other hand we find cities for the future, On the other hand we find cities for the other hand we find cities for the future, On the other hand we find cities for the future, On the other hand we find cities for the future, On the defendance of the mean of the future, On the defendance of the subject of the future, On the future future,

Realty Men Exhorted to Help in Home Betterment

THE HOME buyer and his produced in the first more produced and better the first more produced and better to construct the first more produced and between the first more produced and betw

Six story building, southwest corner of Lexington avenue and Fifty-

Jersey's Realtors Feel

worth. West Paim Beach, and fifty-five acres at South Paim Beach, and fifty-five acres at South Paim Beach. Both tracts are to be developed and offered for sale under Mr. Wags's direction. They have bought a large interest in twempt five acres at Clewiston, at the southern end Lake Okeechobee, and at the terminal of the Moore Haven and Clewiston Railroad.

\*\*COMMERCIAL LEASES.\*\*

Cushiman & Wakefield, Inc., leased offices in 3½ Madison avenue to E. M. Bagues and H. Gorden Duval and offices in 19 West Forty-fourth street to the Palmer Advirtising Service.

Douglas I. Elliman & Co., Inc., leased the store and basement in 743 Fifth Avenue to Haas Sceurs for an aggregate to the store and basement in 743 Fifth Avenue to Haas Sceurs for an aggregate to the Store and basement in 743 Fifth Avenue to Haas Sceurs for an aggregate to the Patterson (Sign. 200). A citual experience in sale ashabe to the Free Elevator Company; the building of Sign. a body of three real estate brokers, and sale and the recond lott in 6.3 West Thirty-plints street to Herowits, Fleit & Weitzman.

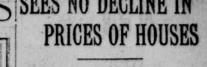
\*\*Weitzman\*\*

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\*\*Jackeled Inc., leased offices in 19 West Forty-fourth street to the Patterson King Corporation, archive the pattern of the whole and the reconstruction of the State, north control and the result of the Patterson King Corporation, archive the pattern of the pattern of the More than an office, even if it be at home former is our policy. Our formal and formal hearings of alleged infractions of the act reach the act reac



Brooklyn Broker Predicts Present Level Will'Remain for About 7 Years.

By ARTHUR J. HORTON.

By ARTHUR J. HORTON.

Vice-President of Buikley & Horton Co.

Is the tendency of prices of residential property downward?

We have been asked this question continuously since the ending of the postwar period, when prices of real estate and everything else practically doubled. Our answer has been, and still is, that the prices of residential property which sells at moderate prices show scarcely any downward tendency. Neither do we think they will increase other than the normal increase due to the general enlargement and improvement of the city.

cent sales of similar property. We feel confident our opinion is soundly based and is not given merely to encourage the buying of property. As a matter of fact, if a broker could show the sellers a tendency for prices to decline and thus bring prices down he would do a wonderful business as havers are A half million dollar theater, built by John Armstrong Chaloner, A half million dollar theater, built by John Armstrong Chaloner, was opened on Tuesday night at Ninth avenue and Fifty-fifth street. John Armstrong Chaloner built the theater for the Merry Mills Holding Corporation. It occupies a plot fronting 95 feet on the avenue and 150 feet on the street. There are four stores on the Ninth avenue side and space for offices on the second floor. The Ninth Avenue Amusement Company, headed by William Yoost, operates the theater. George Keister was the architect. The construction was done by Schroder & Koppell, Inc., and the engineering by Victor Mayper. a wonderful business, as buyers are plentiful if prices could be brought down somewhat. The facts show noth-

down somewhat. The facts snow nothing other than that prices will not decline to any substantial extent for a long time.

Prices of real estate must keep consistent to cost of construction. That is the prime factor. Overproduction, which would force prices down by compatition, is remote because when the

is the prime factor. Overproduction, which would force prices down by competition, is remote, because when the builder finds he can't sell and rent at profitable prices he will immediately stop building. Tax exemption has induced building somewhat, but any abnormal increase in building sends material prices and labor up so that selling prices do not change.

Will the cost of construction come down? Cost of construction is ultimately based on the wages of labor. If labor comes down cost of construction will come down. Will labor come down? Or, should labor come down? Those in closest touch with the labor market and employing thousands of men are increasing wages, so evidently they don't feel that the laborer is overpaid, on basis of living cost or on baris of the supply and demand in the labor market. Labor in building trades is becoming scarcer daily and they are apparently not overpaid in comparison with other trades, so that the prospect of labor coming down seems remote.

There are other factors which enter

into the real estate market. Among them is the desire people now have, brought on by the increased rens, &c., to get away from the landlord and "own their own house." This desire has increased enormously. It is, and should be greatly encouraged. It makes interested citizens and encourages theiff:

thrift.

The market for higher priced residences is controlled greatly by general business conditions. Residences of this type are built, bought and sold regardless of cost. The demand for this type of property decreased after the period of large post-war profits was over. Recently it has shown a tendency to increase, due to better general business conditions, &c. When general business conditions are good the demand is great and the supply limited, and vice versa.

One of the largest corporations in the country recently compiled statistics showing that prices of all commodities, including housing, will remain at their present level for at least the next seven years.

# JACKSON HEIGHTS TO GET B. R. T. SERVICE

seventh street, recently completed by the Allerton House Company from plans by Murgatroyd & Ogden, and to be opened in February as the Allerton candy shop and tea room. The same owners completed recently the Allerton House for Women at 130 East Fifty-seventh street. Shuttle Cars to Be Operated in Few Weeks.

After a conference held recently between Robert Ridgeway, chief engineer of the Transit Commission: F. R. Howe, vice-president of the Queensboro Corporation, which is developing Jackson Heights, and Walter I. Willis, representing the Queensboro Chamber of Commerce, a plan was evolved to give Jackson Heights and the territory along the Corona extension of the dual subway the advantages of B. R. T. ser-Teeth of New License Law lates brokers and salesmen in in realty matters. This knowledge is one vice from Queens Plaza of the most valuable assets of the law, burtls avenue in Corona.

every section of the State and requires every one who sells or offers to sell rents or offers to rent real estate for others for compensation, valuable consideration, and so forth, to procure a license to do so. Like the New York license law, it is as yet an infant in arms, Like all other infants, however, our law has reached that stage of its existence when its teeth are being feit. It is felt, in some instances, too, by the parents of the baby license law, the parents of the baby license law, the collection of the parents of the baby license law, the parents of the baby license law, the parents of the baby license law, the collection of the matter at issue.

This calling of our learning to sell or rent without a license our practical knowledge is one of the law. Our hearings have shown this when borders and salesmen, about 200 of the most valuable assets of the law. Our hearings have shown this when borders and salesmen, about 200 of the most valuable assets of the law. Our hearings have shown this when borders and salesmen, about 200 of the most valuable assets of the law. Our hearings have shown this when borders and salesmen, about 200 of the most valuable assets of the law. Our hearings have shown this when borders and salesmen, about 200 of the most valuable assets of the law. Our hearings have shown this when borders and salesmen, about 200 of the most valuable assets of the law. Our hearings have shown this when borders and salesmen, about 200 of the most valuable assets of the law. Our hearings have shown this when borders and salesmen, about 200 of the most valuable assets of the law. Our hearings have shown this when borders and salesmen, about 200 of the most valuable assets of the law. Our hearings have shown this when borders and salesmen, about 200 of the most valuable assets of the law. Our hearings have shown this when borders in the park of the East River tunnel and the law. Again, when private citizens ble to run a shuttle train of narrower cars over the existing tracks on the law. It is a s